

This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 202
Tallahassee, Florida 32301

Parcel Number

ACCESS EASEMENT

THIS ACCESS EASEMENT, granted this _____ day of _____, 2004, by BRADFORDVILLE PHIPPS, LTD., a limited partnership organized and existing under the Laws of the State of Florida, whose address is 3935 Old Mill Road, Tallahassee, Florida 32312, as Grantor, to LEON COUNTY, a political subdivision of the State of Florida, whose address is 301 South Monroe Street, Tallahassee, Florida, 32301, as Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, hereby grants and releases to the Grantee and its assigns, a non-exclusive perpetual easement for the purpose of ingress and egress over and across the following described property, lying in the County of Leon, State of Florida, to-wit:

See EXHIBIT A
Attached hereto and made a part hereof.

This is a non-exclusive easement with the Grantor retaining the rights to fully utilize the easement for any purpose not inconsistent with this grant of easement.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

WITNESSES:

GRANTOR:

BRADFORDVILLE PHIPPS LIMITED
PARTNERSHIP

By: Bradfordville Land Company, Inc.
Its General Partner

Print Name:

By: _____
Ronald P. Brafford, Its President

Print Name:

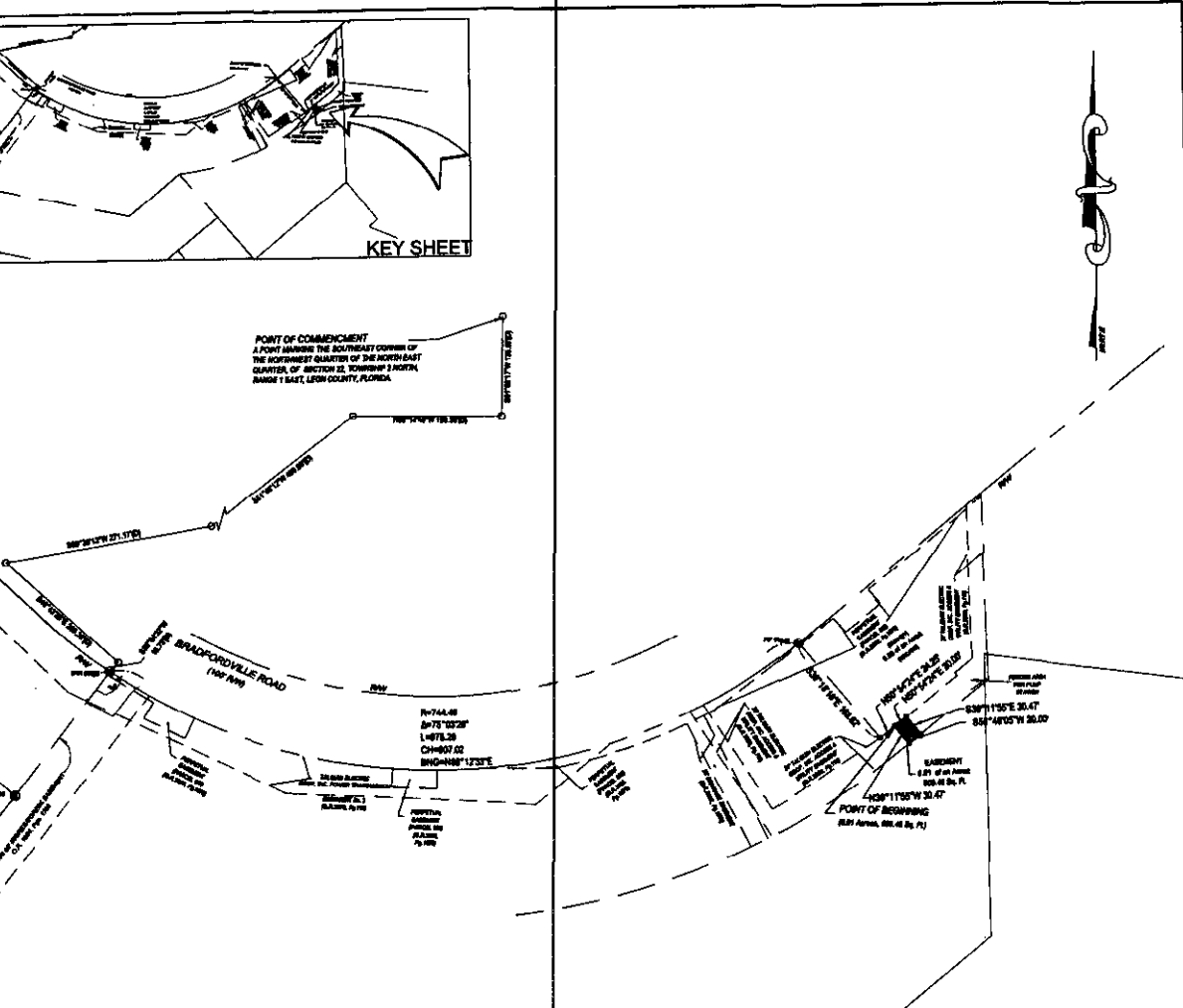
STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this ____ day of June, 2004, by Ronald P. Brafford, as President of Bradfordville Land Company, Inc., general partner of Bradfordville Phipps, Ltd., who is personally known to me or produced _____ as identification.

Notary Public:

Notary Printed Signature:

My Commission Expires:



DESCRIPTION (20' UTILITY EASEMENT):

A 20' wide utility easement lying in Section 22, Township 2 North, Range 1 East, Leon County, Florida; more particularly described as follows:

Commence at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 22, Township 2 North, Range 1 East, and run South 01 degrees 03 minutes 17 seconds West 135.66 feet; thence run North 89 degrees 14 minutes 40 seconds West 196.36 feet; thence South 51 degrees 48 minutes 12 seconds West 480.06 feet; thence South 80 degrees 30 minutes 12 seconds West 271.17 feet; thence South 45 degrees 43 minutes 25 seconds East 200.35 feet; thence South 38 degrees 04 minutes 32 seconds West 16.73 feet to found iron pin & cap (#6590) said point lying on the Southerly right of way boundary of Bradfordville Road (100' right of way); said point lying on a curve concave Northerly having a radius of 744.49 feet; thence Easterly along said curve through a central angle of 75 degrees 03 minutes 26 seconds for an arc distance of 975.28 feet; (chord of said curve being North 88 degrees 12 minutes 33 seconds East 907.02 feet) to a found iron rod & cap (#7245); thence South 39 degrees 18 minutes 18 seconds East 168.62 feet; thence North 50 degrees 54 minutes 24 seconds East 24.25 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 50 degrees 54 minutes 24 seconds East 20.00 feet; thence South 39 degrees 11 minutes 55 seconds East 30.47 feet; thence run South 50 degrees 48 minutes 05 seconds West 20.00 feet; thence North 39 degrees 11 minutes 55 seconds West 30.47 feet to the POINT OF BEGINNING; containing 0.01 of an acre or 609.45 Square Feet, more or less.

<p>LEGEND</p> <p>TELEPHONE POLE SIGNAL POLE GUY ANCHOR GAS METER GAS VALVE WATER VALVE SANITARY SEWER FLOW ARROW</p> <p>TEL. REG. ELECTRIC BOX TEL. REG. TELEPHONE PEDESTAL COMBINATION POLE POWER POLE LIGHT POLE FIRE HYDRANT</p> <p>CURB INLET YARD DRAIN BASEMENT VENT GRATE INLET STORM MANHOLE HOLE IN WATER METER SANITARY SEWER MANHOLE</p> <p>STORM FLOW ARROW BENCHMARK MONITORING WELL 8" OAK TREE (P.O.W.)</p>	<p>GRAPHIC SCALE</p> <p>0 100 200 400 1 inch = 200 ft.</p>
<p>MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL 32303 (904) 222-9678 CERTIFICATE OF AUTHORIZATION No. 00007340</p> <p>CLIENT NAME BRADFORDVILLE-PHPPS LIMITED PARTNERSHIP</p> <p>PROJECT NAME 20' WIDE UTILITY EASEMENT</p>	<p>FILE # BVILLE-REV SKETCH.dwg</p> <p>CONTRACT # 1119.001</p> <p>DATE MAY 19, 2004</p> <p>SHEET TITLE SKETCH OF DESCRIPTION</p> <p>DRAWN BY BKL</p> <p>SCALE 1.0</p>